# Real Estate Market

# OLD HUDSON STREET HOLDINGS SOLD

Investor Gets Two Seven Story Buildings Between Laight and Vestry Streets-Property in Same Hands for Sixty Years.

# MILK CONCERN BUYS BIG BRONX SITE FOR PLANT

hem as an investment.

Company a plot of eight lots, situate at near the 43d street end of the building, which will open through to their larger Webster avenue. The plot has a front- premises adjoining. 200 feet on Webster avenue. The heffield Farms, Slawson Decker Complots. The company has just completed rant.

the sale of the Madison Square building president. The purchaser is Jacob rt, and in part payment the company | hood. epted the Central Opera House proporty, a seven story auditorium building way, the McAdoo tubes to New Jersey, the Belmont tunnel to Long Island, the New York Central suburban service, and the Third avenue "L."

PLANS FOR BAKERY.

Way, the McAdoo tubes to New Jersey, the Belmont tunnel to Long Island, the New York Central suburban service, and the Third avenue "L."

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PLANS FOR BAKERY.

The Horn & Hardart Company, oper
The Horn & Hardart Company, operof 67th street, east of Third avenue. n be used in conjunction with one of part of the property is used successfully moving picture proposition. Dinner

for the leasing of the entire property to mate its cost at \$100,000. prominent amusement man.

The Madison Square building, the sale which was announced in Sunday's fribune, is a twenty story office building in 16th street, between Madison and Fifth avenues and facing Madison Square. This rents for about \$225,000 a year aggregates over \$3,000,000. company has charge of the negotiations and Martin H. Weill & Co. matter of leasing for Mr. Corn the opera house property. The value of this ments and the construction of the Lex-s Waist Company, for the manufacture of the Grand Central improveington avenue subway, which will have a waists. station at 67th street.

West Fortieth Street Corporation, with street, a five story new law building, at and Frederick M. Landers as incor- F. Meehan to Morris Florea, northeast porators. The properties at Nos. 6, 8 and corner of Seneca avenue and Irvine street, 10 West 40th street, three five story build- at an aggregate rental of \$5,250; for the ings, on a plot 62.6x38.9 feet, are now Ittner Realty Company to Morris Florea, owned, according to the records, by Gert- Nos. 923, 927 and 931 Avenue St. John and free; Sophle rude B. Miller. The properties are on the No. 671 Kelly street, three four story south side of 40th street, 147.6 feet west and one five story house, at an aggregate ef Fifth avenue, and opposite the Public rental of \$27,000; for Baylis & Sanborn

# Manhattan.

leased the new six story store and office building now being erected at the northwest corner of 42d street and Vanderbilt avenue, extending through to 43d street, from the United Cigar Stores Company, and has assumed the agreement covering the construction of the building which the Cigar Stores Company entered into with the New York Central Railroad

The Duross Company has sold for Eliza- | already been made to high-class tenants. both T. Wray to a client Nos. 169, 171, 173 James A. Hetherington, the druggist, who and 175 Hudson street, between Laight occupied the corner store of the old strucand Vestry streets, two seven story and ture on this site and had a drug store ent loft buildings, on a plot 92.5x100 in this block since 1876, has leased a store This property has not changed on 42d street connecting with one on Vanhands in over sixty years. The buyer derbilt avenue. The United Cigar Stores will renovate the buildings and will hold Company will occupy the 42d street corner and small store at the 42d street corith & Phelps have sold for cash to ner. Charles & Company, fruiterers, take Sheffield Farms, Slawson Decker one of the stores on Vanderbilt avenue

Wm. H. Mendel has leased the subsurface stores and a store on Vanderbilt any is to erect one of the largest sani- avenue at about the centre of the buildtary milk plants in the world on the ing, which he will occupy as a restau-The sub-surface stores open on to its second plant for the Harlem division. the subway concourse, where the crowds to and from the station will be distrib-Ruppert Buyer of Building.

Ito and from the station will be distributed. The five upper floors of the building are laid out in large and small building are laid out in large and small connects additional information regarding offices and are especially designed to Rack Realty Co, 74 Broadway; all Hens; Now 14: \$1; attorneys, Strasbourger, Eschwege & meet the requirements of brokers, docby the Kroywen Realty Company, Henry tors, dentists, real estate and similar business uses adapted to the neighbor-

Rack Realty Co, 74 Broadway. 14; \$1; attorneys, Strasbourger, Eschwege & Shalleck, 74 Broadway. LEXINGTON AVE, 1929 and 1931, 34x93.9; LEXINGTON AVE, 1929 and 1931, 34x93.9;

See ting \$3,000; red to \$3,000; Elka Wacht to MADISON ST, 196, 25x100; Elka Wacht to Jacob Wacht, 196 Madison st (mtg \$22,000); Aug 5; \$100; attorney, S Wacht, jr, 99 Nassau

MONROE ST, 171, 22.10x100; Wyoming Real-

, Far Rockaway, Long Island (intg 220, 20) by 15; \$100; attorneys, Ruskay & Ruskay, 31

100: attorney, Lawyers Title Insurance and Truet Co, 160 Broadway.
194TH ST, 44 West, 3 sty brk, 17x100.8; Charlotte Hauptner to Cord H Schroeder, 49 Perry st (mig \$15,000); Nov 18; \$100; attorney, Lawyers Title Insurance and Trust Co, 160

Stondway.

114TH ST. 30 West. 3 sty brk. 18.10x100.11:
1acob Bluestein to Joseph Hirschfield, 17 East
ofth st unit \$13.500; Nov 15: \$100: attorney,
Sgmund Solomon, 300 Broadway.
110TH ST. 555 West, 7 sty brk. 10.1x100.11:
2evonus Realty Co to Estelle G Winston, 303.

The Bronx.

ANDREWS AVE, 2841, 50x100x irreg;

Broadway.

196TH ST, c. s., 45 ft e of Morris ave. 27.11x

100: Alex Wilson to John Finger, 486 Tremont ave: Nov 18: (mtg \$6,000); \$1; attorney, Lawyers Title Insurance & Trust Co, 100 Broad-

ws. 1820 ST. s s. lot 45, map South Belmont, 50x100; Antoinette L Staah to Staab Constrution Co. 1463 Hoe ave; \$100; attorney, Rudolph Loewenthal, 1347 Boston road.
229TH ST. s/s. 105 ft w of Carpenter ave, 100x114; Jas Myles to Patk J Mulcahy, Yonkers. N Y; Nov 15 (mig \$4,000); \$100; attorney, Sol Simmons, 320 Broadway.

Edw P Shine, 635 West 115th st.

Edelstein to Samuel Newman, on prem-itg \$30,000); Feb 16; \$100; attorney, B E

traffic centre in the entire city. It will covering a plot 225x100 feet, on the north be directly served by the present subway, the McAdoo tubes to New Jersey,

the finest banquet halls in New York. A ator of automatic lunch rooms here and in Philadelphia, has filed plans for the by a moving picture proposition. Dinner halls, private ballrooms, club rooms, lodge rooms, bowling alleys, cafes, roof garden and other features are embodied in the proposition.

The company took the property in exchange on a cash basis of \$550,000, and it is understood that negotiations are pending and will probably be concluded for the leasing of the entire property to for the leasing of the entire property to bakery building they are to erect on land

# MISCELLANEOUS LEASES.

Frederick Fox & Co. have leased for the Leo Hoistein Construction Company a loft in the new building now nearing completion at No. 112 to 116 Madison valued at about \$3,000,000. It is avenue, corner 30th street, to Becher & Mr. Ruppert as a permanent in- Brownold; also for the No. 29 West 35th nt. The transaction just negotiated street Company, lofts at No. 29 to 33 The Noyes West 25th street, to Samuel M. Schwartz

The Twenty-fifth Street Construction Company has leased in its new building, property is probably largely increased by Nos. 158 and 160 West 29th street, a loft for a term of three years to the Princess

Jacob Leitner has leased for James F. There has just been organized the 8 Meehan to Morris Meister, No. 841 Beck McInerney, William P. Hadley an aggregate rental of \$7,020; for James rental of \$27,000; for Baylls & Sanborn to Morris Florea, No. 512 East 16th street, a five story tenement house, at an aggregate rental of \$6,750; for George Hooks

ANTHONY AVE. s w cor Mount Hope pl. 50x108.4; J M Shellabarger, referee, to Emil W Klaspert, 873 West End ave; Nov 18; \$16,gregate rental of \$6,750; for George Hooks Other sales announced yesterday follow: a five story tenement house, at an aggregate rental of \$6,750; for George Hooks to M. Framagalli, No. 636 Creston avenue,

Other sales announced yesterday follow:

Manhattan.

VERMILIZEA AVENUE—The ColumbiaBritish of the company as firsters of the company as the control of the company as the control of the company as the company of the company as the

RIDGE ST, 117, w s, 185 ft n ef Rivington st, 25x100; 5 sty tenmt and stores; adjourned to Nov 25. IN THE BRONX EXCHANGE.

By Charles A. Berrian. 214TH ST, 824 East, s s, e of Barnes ave 33x100; sold to Frank Gass for \$3,000. RECORDED LEASES.

# (With name and address of lessee.)

Columbia is to be ready for occupancy not later than June 1, 1912. While it is being erected as a six-story building, the steel frame is designed to carry fourteen additional stories, so that in time a twenty-story structure is likely to stand on this site.

A number of leases in the building have

NOVEMBER 18.

COLUMBIA ST, 99; all; Christian D Rehm to Joseph Schwariz; 18 yrs 6 mos from Nov 1, 1912; \$1.200; address, 59 Columbia st.

FORT SCHUYLER RD, 15 acres. at Throg's Neck; Mercedes De Escoriaza and and to Luigio D'Angelo; 2 yrs 6 mos from Nov 1, 1912; \$2.00; address, 851 Olmstead ave.

Loft 19. revised map Scheeca Park; store floor and cellar; M Kempf Realty Co to Margareta Linker; 3 yrs from Nov 1, 1912; \$2.70; Manhattan.

HUDSON ST. e s. 21 ft s of Dominick st. 21x70; Fortune Realty Co to Charles Lettis and ano, 250 Hudson st; Nov 18; due as per



THE CENTRAL OPERA HOUSE, IN 67TH STREET, NEAR THIRD AVENUE It is one of the best known landmarks of the Yorkville district. It was given in part payment by Colonel Jacob Ruppert for the Madison Square Building, at No. 17 to 19 East 26th street, reported sold by the Charles F. Noyes Company in The Tribune on Sunday.

Augustine R McMahon, ref. to Abner B Mills, is trustee, at Rye N Y, Nov 18, 85,000; attorley, F M Tichenor, 38 Park Row.
2STH ST, ns, 125 ft w of 2d ave, 25x98.9;
libert Samisch to Sophle Z Ruskay, 111 Pinson
1, Far Rockaway, Long Island (mtg 250,250)
ov 15; \$100; attorneys, Ruskay & Books. BTH ST. 149
is T McKenna and ano to Alliance is all is T McKenna and ano to Alliance is all 115 Broadway (intg \$30,000); Nov 18, \$44.—
it attorney, Lawyers Title Insurance and attorney, Lawyers Title Insurance and all is a strong to the control of the control o

Signature of the control of the cont anal st; No. 16, 4.

readway.

13:D ST, 554 West, 25x99.11; Tillie Jalonack

13:D ST, 554 West, 25x99.11; Tillie Jalonack

5 Estelle G Winston, 333 Canal st (mtg \$23,
50); all Hens; Feb 19; \$1; attorney, M J

13tt St Coradway.

135TH ST, 140 West, 3 sty brk, 16.3x99.11x

reg; Sophie B Wohlers to Paula M J Far
elly, 635 West 15th st; Oct 31; \$1; attorney.

hond; Nov 18; \$1.100,

LOTS 22 and 33, map 63 lots, Maclay Ave
Realty Co; Victoria d'Andrea to John J
Buckley, 2126 Ellis ave; Nov 15; 3 yrs; 5½
per cent; attorney, Edward A Acker, 776 Porest ave.

LOT 47, map Unionport, 100x200; Helen
Le Roy Pearsall to John Weeks, Norwalk,
Conn; Nov 15; 3 yrs; 5½ per cent; \$3,700;
attorney, Charles P Hallock, 999 East 180th
st.

MOTT AVE. e s. 50 ft s of 144th st. 50x MOTT AVE. e. s. 50 ft s cf 144th st. 50x 100; Jermay Realty Co to S W M Realty Co. Inc. 52 William st. Nov 15 (prior mtg \$32,900); due Nov 1. 1915; 6 per cent: \$5,500; attorney, M Mayer. 52 William st. PART LOT 122, map Morrisanis, 25x100; Charlotte M Hayden to Minnie M Goss. 1240 Franklin ave; 1 yr. 6 per cent: Nov 16; \$1,000; attorney, Robert B Bergman, 148th st and 3d ave.

TIFFANY ST. e. s. 475 ft s of 163d st. 151.1x—: 1496 M Construction Ce to City Mortgage Co. 15 Wall st; Nov 18; demand, 6 per cent; \$85,000; attorney, F A Snow, 15 Wall st.

Wall st. SAME PROPERTY; same to Henry Morgenthau Co, 165 Broadway; Oct 10 (prfor mtg \$85,000); due April 10, 1915; 6 per cent; \$12,000; attorney, W M Wechsler, 165, Broadway. cent: \$12,000; attorney, W M Wechsler, 165, Broadway.
WENSTER AVE, n e cor of 178th st. 107,6 x31; (Vennent H Smith Co to Mary Langbelm, 505; East 175th st: 5 yrs; Nov 16; \$4,000; address, 460 Tremont ave.
WEBSTER AVE, s w cor of 166th st. 200x100; Rockledge Construction Co to Dollar Savings Bank, 2808 3d ave; Nov 18; 3 yrs, 6 per cent; \$21,000; attorneys, Lexow, Mackeller & Wells, 3 Cedar st. 176TH ST, s s, 45 ft e of Morris ave, 27,11x100; John Finger to Alex Wilson, 14; East 176th st; Nov 18 (prior mtg \$6,000); 1 yr, 5 per cent; \$2,900; attorney, Joseph T Brown, Jr. 55 Liberty st. 230TH ST, n w cor of White Plains road; Charles Yaker to Eastchester Savings Bank, Mount Vernon, N Y; Nov 16; 3 yrs, 6 per cent; \$1,500; attorney, J M Bell, Mount Vernon, N Y.

WEBSTER AVE, s w cor of 168th stools of 180 lockledge Construction Co to Dolar Savings Bank, 2808 3d ave, Nov 18; 3 yrs, 6 per cent; \$2,1000; attorneys, Lexow, Mackeller & Wells, 3 Cedar st. 176TH \$T. s s. 45 ft e of Morris ave, 27,11x100; John Finger to Alex Wilson, 145; 175TH \$1.8 vs. 45 ft e of Morris ave, 27,11x100; John Finger to Alex Wilson, 145; 175TH \$1.8 vs. 45 ft e of Morris ave, 27,11x100; John Finger to Alex Wilson, 145; 175 per cent; \$2,000; attorney, Joseph Thrown, 1, 55 Liberty st. White Plains road, 230TH \$T. n w cor of 28 yrs, 6 ment; \$1,500; attorney, Joseph Mount Vernon, N Y. Nov 16; 2 yrs, 6 ment; \$1,500; attorney, Joseph Mount Vernon, N Y. Nov 16; 2 yrs, 6 ment; \$1,500; attorney, Joseph Month Vernon, N Y. Nov 16; 2 yrs, 6 ment; \$1,500; attorney, I man address of lender's attorney, 100; Dec 22, 1904; Richard L Howell to John Dillon; \$60,000; attorneys, Irons & Todd, 1917 yes, 1918 ye

Sussmann; \$1,700', attorneys, vector as better. 7 Beckman st.
SAME PROPERTY; Nov 22, 1911; Henry Heuser to Bronx Security & B Co; \$300, \$1ST ST. s.s. 200 ft w of Park ave, 19x102.2; Nov 14, 1969 Julia G Walker to Caroline B Sexton; \$40,000; attorneys, Noble & Camp, 2

Sexton; \$40,000; attorneys. Noble & Camp. 2 Wall st.

84TH ST. n s. 20.6 ft e of lith ave. 16x80.2;
May 19. 1880; George W and Lillian Rogers to Emma F Tyson, admx; \$11,000; attorney, Robt A B Dayton, 15 William st.
121ST ST. 68 East, 25x100.11; Jan 18, 1912;
Nellie A Kelly to Morris R Stang; \$1,000; attorney, Chas L Borck, 38 Park Row.
121ST ST. s. s. 190 ft from s w cor lat ave.
30x100.11; March 6, 1912; Mellillo Construction Co to Wolfsang Weinhart and Augusta Juhe;
\$2,000; attorney, M J Kats, 320 Broadway,
146TH ST. 404 West, 20x98.11; March 1,
1894; Madeline Pierce to Metropolitan Life Insurance Co; \$14,000.

The Bronx. BARRETTO (FON) ST. 1071, 229 ft s of 167th st. 25x100; Oct 18, 1901; Mitchel Sliverstein to William B Doolittie; \$4,000; attorney, John B Harrison, 237 Broadway, BOSTON RD, or ave, w s. 250.4 ft s of 166th st, 37,6x129x37x34.9; Oct 1, 1908; Tri-boro Realty Construction Co to the Irving Savings Apply on Premises.

bond; \$8,000; attorney, Title Guarantee and Trust Co. 176 Broadway.

MONROE ST, 171, 22.10x100; Miles Realty Co to Michael H Marks, 518 West 185th st; Nov 15; demand, 6 per cent; \$7,250; attorneys, Cass & Cass, 68 William st. ST NICHOLAS AVE. s w cor 176th st, 28x 160; Thomas Smith to Anna M Sohi and ano, Mount Vernon, N Y; Nov 18; 3 yrs; \$18,000; attorneys, H A & C E Heydt, 27 William st. 2D AVE, 1458, 52x88; John P McDonald to Eva E Muller, 245 East Sist st; Nov 16; 1 yr, 6 per cent; \$1,000; attorneys, Knox & Dooling, 6 per cent; \$1,000; attorneys, Knox & Dooling, C T Cedar St.

FRANKLIN AVE. s 8, 57 ft n of 6th (168th) from its operating expenses, bringing

Henry C Irons and ano to John J Dillon; \$46,100.

Raville-Siesel Co to Joseph A Cohn; \$4,750.

Charles H Spitzner to Geo W Spitzner; \$1.

Joseph A Cohn to Adolph Ondreces; \$4,000.

Title Insurance Co to Edw C Schaefer and ano, trustees (2 assts); \$32,500.

Otto Runk to John Bopp; \$22,000.

Theo Muller to Frances Muller; \$1.

James Gibson, jr, and ano, exrs, to Margaret Gibson; \$2,51107.

Abe Fischlowitz to S W M Realty Ce; \$1.

Edw C Hess to Charles Funck; \$500.

Josiah H De Witt, gdn, to Lawyers Mortgage Co; \$52,000.

Title Guarantee and Trust Co to George H

Title Guarantee and Trust Co to George H

Allen: \$150,000.
Ernest A Cardozo to Title Guarantee and
Trust Co: \$5,500.
Mayer Lippman to Leen Tuckmann; \$1.
Prederick C Loeffer to Morris Mayer, exri Lawyers Title Insurance and Trust Co to wavers Mortgage Co; \$25,000. Lawyers Mortgage Co to Blanche H Doern-re, \$27,000.

to Jefferson County Savings Bank; Same to Robert B Hirsch and ano, trustees; \$5,000. Same to Lewis Dusenbery; \$52,000. Bridget Connolly, gdn, to Mary A Brown

Blanche H Doernberg to David M Heyman; Frank Begresch, jr. to Hermann and Marie Seeckamp; \$5,000. Wm Sinnott Co to Menry Merckle; \$6,000. Columbia Bank to Florette Construction Co-Wm E Rabell to Jane A Swamson; \$1.

MECHANICS' LIENS.

E Stewart.

LOTS 177 and 178, map of Hunt's Point
Realty Co, The Bronx; Charlotte A O'Shea agt
Henry Gundlach et al (foreclosure of mtg);
attorney, W C Arnold.

BRONX TERRACE, e s, lot 1181, gore 101,
and part of lot 1180, map of Village of Wakefield. The Bronx, Julia A Ford agt Thomas P
Concaunon et al (foreclosure of mtg); attorney,
W C Arnold.

SATISFIED MECHANICS' LIENS.

NOVEMBER 18. GOERCK ST, 71 and 73; Alfred E Norton o agt Wyler Construction Co et al; July 18,

Co agt Wyler Construction Co et al; July 10, 1912; \$4,825 23.

SAME PROPERTY: Standard Arch Co agt same; July 10, 1912; \$2,900.

STH ST, 173 to 177 East; Louis Newburger agt Henry D Greenwald et al; Oct 22, 1912 (by the construction)

NEW BUILDING PLAN.

Manhattan. hirth AVB, a w cor 50th at; for a 3 sty bakery, 58x53; W W Astor, owner of land: Horn & Hardart Co. 1557 Broadway, owner of building; Stuckert & Sloan, Philadelphia, ar-chitacts; \$100,000.

NOVEMBER 18.

H Glass.

15TH ST, s s, part of lot 48, map of Burling estate, 25x100; Chester A Cawood agt Augusta B Cawood et al (partition); attorney, G C Lay.

LOTS 140 and 141, map of McGraw estate, The Bronx; Elizabeth B Friedrichsen agt William R Burkhard et al (partition); attorney, W E Stewart.

V C Arnold. 97TH ST, 135 West; Ulshen-Elser Contract-ing Co agt Ida Fausner (action to foreclose sechanic's lien); attorney, H F Norman.

C., H. & D. SHOWS GAINS

New Report Shows Smaller

Deficit than Last Year's. The Cincinnati, Hamilton & Dayton Railway Company in its report of June 30 reported a deficit of \$43,159 less than at the close of the preceding year, the figures standing at \$617,887. Its operating revenue increased from \$9,570,282 to \$9,825,-221, or \$255,039, while \$81,336 was subtracted

them down to \$7,317,253. The report put the net operating revenue at \$2,508,068, an increase of \$336,375 over the year before, and the total income

Railway, and upheld the statement of President Mellen of the New York, New Haven & Hartford denying that the federal investigation threatened by Attorney General Wickersham into the relations between the two roads would cause negotiations to be broken off.

Further than that Mr. Chamberlain refused to go. President Mellen remarked, however, that he had every expectation of the negotiations being brought to a successful conclusion, and that the effect of such an agreement would not only not violate the Sherman law, but would result in a greatly improved service throughout New England.

# BUSINESS TROUBLES. The following bankruptcy petitions were

HENRY LIGHTSTONE, trading as the New England Shoe Company, wholesale dealer in shoes, at No./ 83 Reade street. Involuntary. Liabilities, 430,000; assets, \$500.

JACOB RAYIRD, manufacturer of cloaks, at No. 71 Broadway. Involuntary. Judge Mayer appointed Joseph S. Rosalsky receiver. Liabilities, 420,000; assets, 33,750.

LOUIS SOLOMON, manufacturer of cloaks and suits, at Nos. 17 and 19 West 2d street. Involuntary. Judge Mayer appointed Phineas Lewinson receiver. Liabilities, 43,000; assets, 31,600.

Levinson receiver. Labilities, 5,000, seeds \$1,500.

THEODORE LUDWIG & CO., a corporation, dealers in jewelry at No. 47 West 34th street. Voluntary. Ljabilities, \$4,599; assets, \$911.

JULIUS J. RIEHL and Michael J. Coughlin, who compose the firm of Riehl & Coughlin, market at No. 221 Columbus ave., and at No. 71 Brighton ave., Long Branch, N. J. Voluntary. Ljabilities, \$77,399; assets, \$12,54.

FRANK JAMES ADAMS, living at No. 461
Edgecombe Road. Voluntary. Ljabilities, \$770; assets, pone. Edgecombe Road. Voluntary. Liabilities, \$770; assets, none.

MAX RUBIN, dealer in men's furnishing goods at No. 4221 Third avenue. Voluntary. Liabilities, \$4.636; assets, \$1.510.

REAL ESTATE.

# Mortgage Loans on improved Real Estate

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LAWYERS TITLE INSURANCE AND TRUST COMPANY CAPITAL - - 84,000,000 SURPLUS - - 6,500,000

160 Broadway, New York. 188 Montague Street, Brooklyn. 367 Fulton Street, Jamaica.

# BUSINESS PROPERTY FOR RENT

2 LOFTS 6800 LOFTS 3400 SQ. FEET. Second and fifth floors, Second floor 54-60 LAFAYETTE STREET has exceptionally high ceiling.

LOFT 2200 SQ. FEET 414 BROADW REASONABLE RENTALS. On Premises or Your Own Broker 414 BROADWAY SPACE TO LEASE FOR CLUB, LIBRARY OR KINDRED PURPOSES

> **GAINSBORO STUDIOS** 222 WEST 59TH ST. James E. Ball, Manager

REAL ESTATE FOR SALE OR TO LET Power Co, owner; Stanley Golliek Co, con-tractor; \$2,973 93.

Going to Move? Starting in Business? Where?

goldens (1997) ( Before Tou Decide. Phone or Write for a Copy of the TROW REGISTER. All. THE "FOR RENTS" WORTH WHILE, with Full Particulars, Classified and Listed in This Vacancy Directory. A 200-page Book FREE TO PEOPLE LOOKING FOR NEW HOMES, Bither for BUSINESS or DWELLING Purposes. NEBSTER AVE, n w cor 179th st; Theodore Hahn agt Casston Construction Co, Inc. et F Hahn agt Casston Construction Co, inc, et al; Oct 30, 1912; \$150. 105TH ST, 118 to 138 West; William Cuff agt William Heddendorf et al; Sept 18, 1912;

THE TROW REGISTER 202 E-Trow Directory, Printing and Bookbinding Co. Publishers. Tel. 1100 Crehard.

REAL ESTATE FOR SALE OR TO LET

# BOROUGH OF BROOKLYN. REAL HOMES

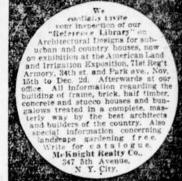
East 15th st. and Ave. J; large rooms and ath; all improvements, steam heat, electric got, hardwood floors; price, \$5,750; \$1,960 ash; take smith st., Brighton Heach "L" or cean ave. cars to Ave J. DAHL, owner and other on trembers. NOVEMBER 18.

4TH AVE, 450 to 454; Mary R Goelet et al agt Jeano Leasehold Co et al (foreclosure of mig); attorney, T De Witt.

CLAY AVE, 1604; Francis P Rainey et al agt Ernest Wenigmann et al (foreclosure of mig); attorney, S St John.

MORRIS PLACE, s s, 86 ft e of Vanderbilt ave, 166/80c; Charles H Meyer agt Emily Becker et al (foreclosure of mig); attorney, H H Glass.

LONG ISLAND.



YOUNG LADY NOT IN POSITION TO continue with payments on very handsome house, 8-rooms, electricity, gas, phone, heatient location; willing to lose; new house, payments of \$30 monthly nake you the owner; can be bought at big bargain. Asswer at once. C. POTH, Box 50, Tribune Uptown Office, 1364 Broadway.

1913 ACKERSON COTTAGES, mi-Bungalows and Bungalows, at BRIGHTWATERS, L. L. Write for Snapshots No. 18. T. B. ACKERSON CO. W York Offices: 1 West 34th St. NEW JERSEY.

# IMMEDIATE Purchaser Wanted COLONIAL HALL

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REAL ESTATE WANTED WESTCHESTER COUNTY.

WANTED - HOUSE, 10-14 ROOMS, 2-4 acres, Westchester County; send photos and particulars at once. W. I. S., Box 25, Tribune

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424-432 FOURTH AVE. N. W. Cor. 29th St.
16 Story and Basement Bldg.
ENTIRE FLOORS.
STORE AND BASEMENT.
Offices and Showrooms, \$1,000 and up.

M. & L. HESS, 907 Broadway. Or your own broker. OFFICES TO RENT.

offices \$5 up, furnished; cottages \$10 up provements. ACKERMAN, 187 Greenwich

MORTGAGE LOANS

HAVE A FUND OF \$20,000 for 1st Mtge. at 5%.

FRED'K ZITTEL & SONS,

UNFURNISHED APARTMENTS.

WEST SIDE. BOWNETTE HEST ST.

Pac'g Manhattan Sq. P'k. Overlook'g Cent. P'k Each Apartment Occupies an Entire Floer. Eleventh Floor for Rent. 11 ROOMS, 3 BATHS. All Gutside Rooms. Be sure to see the above before leasing elsewhere.

A. P. COBURN, Agt., 11 West 81st St. SMITHSONIAN 60 West 129th St. Large, light, modern apartments, 7 and 8 coms, elevator, etc.; convenient location;

best service; low rent, \$55-\$60. Apply premises, or ROBERT LEVERS, 376 Lenox ava. 98TH ST., 53 WEST-Six light rooms and

APARTMENT HOTELS. THE LANGDON 5th Ave. and 56th St. Now open. Now York's latest fashionable hotel. Booklets and particulars on request EDMUND H. CHATILLON.

LIMITED PARTNERSHIP. LIMITED PARTNERSHIP.

JEANNE STEELE.

Certificate of formation of limited partnership.

We, the undersigned, for the purpose of forming a limited partnership under and pursuant to the Laws of the State of New York, do hereby certify as follows:

1. The name or firm under which such partnership is to be conducted is JEANNE STEELE, and the county wherein the principal place of business is to be located is the County of New York.

2. The general nature of the business intended to be transacted is a dressmaking business.

2. The general nature of the dushness artended to be transacted is a dressmaking business.

3. The names of all the general and special partners interested therein, each of whom is of full age, and their respective places of residence are as follows:

Jeanne Steele, general partner, who resides at 15 West 64th Street, in the Borough of Manhattan, City and State of New York.

Mary P. Russell, special partner, who resides at 146 East 39th Street, in the Borough of Manhattan, City and State of New York.

4. The amount of capital which the special partner has contributed to the common stock is Three thousand (\$3,000.00) Dollars.

5. The partnership is to begin on the 22nd day of October, 1912, and to end on the 22nd day of October, 1914.

In witness whereof, we have signed this certificate this 21st day of October, 1912.

State of New York, County of New York, 85: On this 21st day of October, on thousand nine hundred and twelve, before me personally come ITANNE STEELE.

On this 21st day of October, one thousame ine hundred and twelve, before me personally came JEANNE STEELE and MARY P. RUSSELL, to me severally known and known to me to be the persons described in and whe executed the foregoing certificate, and they severally acknowledged to me that they executed the same.

R. A. HUDDLESTON.
Commissioner of Deeds.
City of New York, No. 105.

AUCTION SALES.

AUCTION SALES.

TAKE NOTICE THAT BY VIRTUE OF A len held by me against the following described property, to wit:

One complete negative of moving picture film of the play known as "Richard the III." is five acts, and also four positive prints of said moving picture films. The negative print consists of about 4,400 feet of film and each positive print consists of about 4,400 feet of film. These films are on twenty-five rolls; each roll is contained in one tin box, belonging to Richard the III. Film Company and now in my possession. I will sell such personal property at public auction to the highest bidder to satisfy such lien, at the office of the Crystal Film Company, Wendover and Park Avenues. Borough of the Bronx, City of New York, on the 4th day of December, 1912, at 19 A. M.

Dated November 18th, 1912.

TANKAUER & DAVIDSON, Attorneys, 2st Broadway, New York City.

MAIL ORDER BUSINESS.

FOR SALE—U. S. patent 1028704 on penholders containing liquid ink eraser; make as offer. M. F. Gardner, 4605 5th ave., Pittsburgh, Penn.

FOR SALE.

CHRISTMAS PACKAGE, containing 60 Christ-mas stamps, cards, etc. Just what you want for gifts. Sample by mall, loc, coin or stamps; 100 per cent profit. Agents act now before ter-ritory is taken. Christmas Novelty Co., 212 West 15th st., N. Y. City.